

# ±29,397 SF & SHOP SPACES IN A VALLARTA GROCERY ANCHORED CENTER FOR LEASE

12353 Mariposa Rd D2, Victorville, CA 92395



5-STORY, 119-ROOM HOTEL IN DEVELOPMENT



BEAR VALLEY RD

DRIVE-THRU PAD OPPORTUNITY

PAD 1



±29,397 SF THEATER



MARIPOSA RD

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## Presented By



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# PROPERTY HIGHLIGHTS



- ±29,397 SF Free Standing 10 Screen Movie Theater for Lease
- ±1,080 - ±2,400 SF second generation retail spaces for lease
- Anchored by a ±75,040 SF Vallarta Grocery Store that according to SiteSeer Pro is their #2 location
- Co Jr. Anchors include Planet Fitness, Best Deal Furniture, & Inland Empire Health Plan with over 1.5M members
- Entire ±166,417 SF shopping center has excellent visibility from the I-15 Freeway which averages over 98,000 CPD
- Population of over 297,000 people within a 20 minute drive time
- Potential prime panel placement on both sides of an impressive pylon sign visible from the I-15 Freeway
- Conveniently located in close proximity to the Mall of Victor Valley that includes Macy's, Dicks Sporting Goods, Barnes & Noble, JC Penney, and 100 more stores



# SITE PLAN

**12353 Mariposa Road Victorville, CA 92395**

UNIT	TENANT	SF
A1/A3	The Love Store	7,500
B-1	Planet Fitness	23,980
C-1	Best Deal Furniture	23,325
MAJA1	IEHP	23,547
D-1	Dentist	1,800
D-2	Available	1,200-
		2,400
E-1	Available	29,397
F-1	Italian Bakery	2,190
F-2	Tikal Express Taxes	810
F-3	Available	1,080
F-4	Zen Beauty Nails	1,080
F-5	Aqua Pura	2,160
F-7	Oscar's Barbershop	1,080
F-8	Smoke Shop	1,080
F-9	Taxes Immigration	1,080
F-10	Hair Salon	1,080
F-11	Pho Saigon Le	1,080
F-12/13	Michoacana	2,160
F-14	Yey's Place	1,080
F-15	Casa Rodeo Boots	1,080
Pad 1	Land Size	25,700
Pad 2	Pollo Campero	23,958

Available
  Not A Part



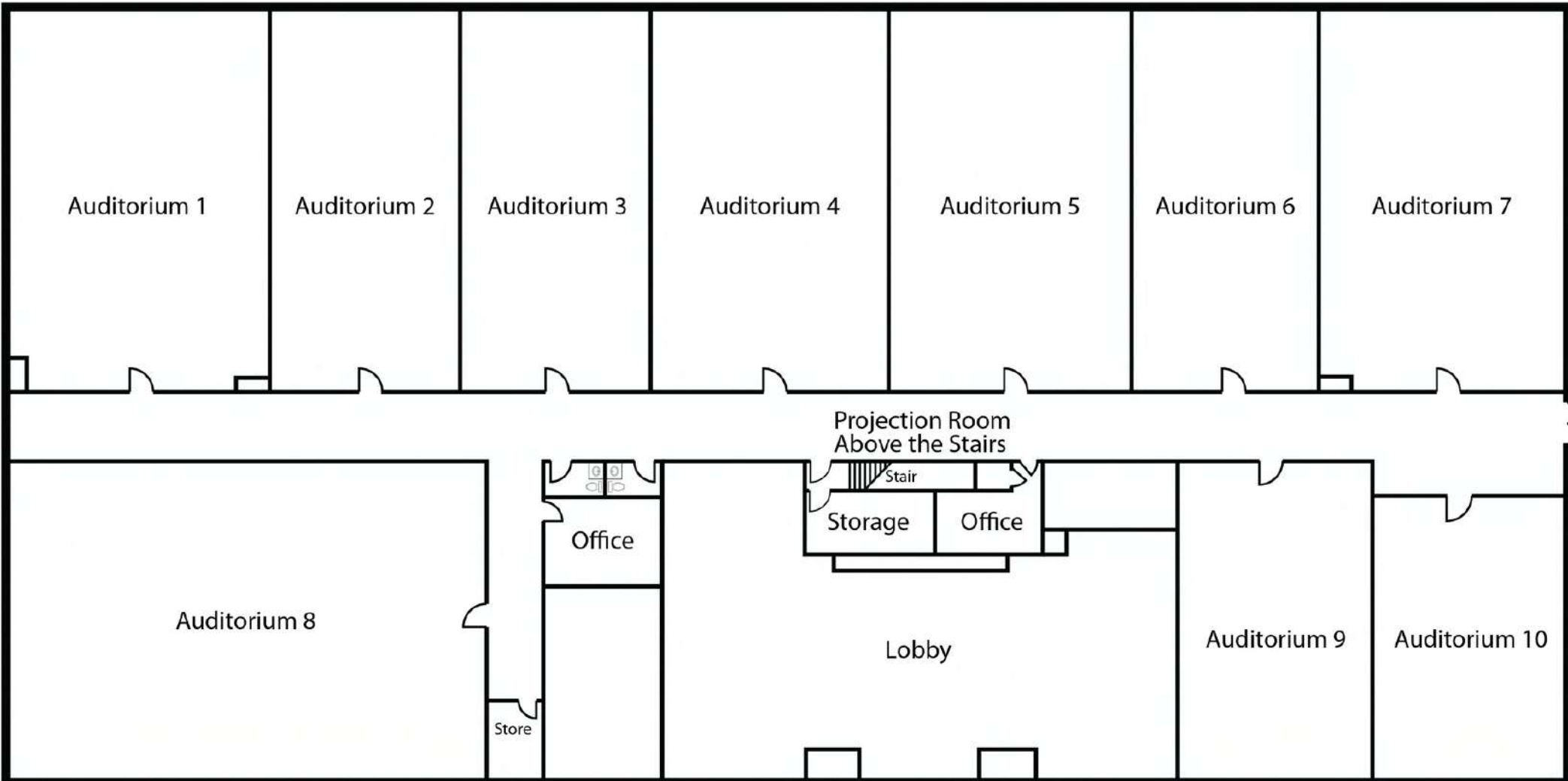
# THEATER BUILDING FOR LEASE



# THEATER INTERIOR PHOTOS



# FLOOR PLAN





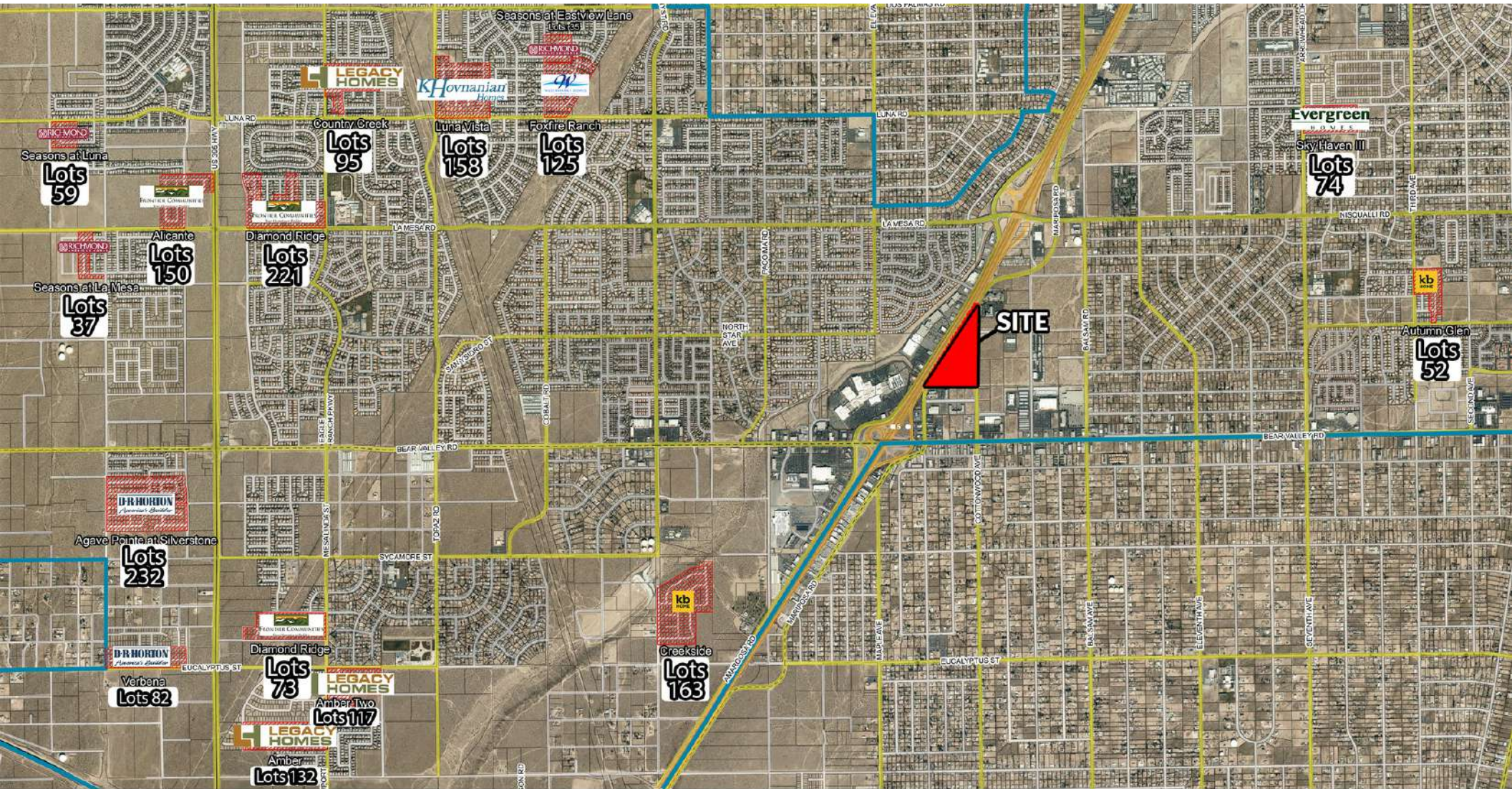
# RETAILER MAP



# AVERAGE HOUSEHOLD INCOME MAP



# ACTIVE FAMILY HOME DEVELOPMENTS



# DEMOGRAPHICS

	5 min	10 min	20 min
<b><u>POPULATION</u></b>			
2023 Total Population	20,442	135,157	297,872
2023 Median Age	33.0	32.8	33.6
2023 Total Households	6,054	38,287	85,807
2023 Average Household Size	3.4	3.5	3.4
<b><u>INCOME</u></b>			
2023 Average Household Income	\$92,743	\$95,020	\$99,159
2023 Median Household Income	\$71,629	\$69,744	\$75,604
2023 Per Capita Income	\$27,530	\$26,98	\$28,659
<b><u>BUSINESS SUMMARY</u></b>			
2023 Total Businesses	971	4,021	7,387
2023 Total Employees	7,167	28,878	52,505
<b>RACE POPULATION</b>			
White	34.6%	33.8%	36.3%
Black or African American	11%	12.9%	12.6%
Asian	4.4%	4.7%	4.6%
Hispanic	58.5%	57.9%	55.4%
Other	31.5%	31.0%	29.0%

